

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MARCH 6, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Sarasin
Alternates Present: Somers
Absent: Vaughn, Mitchell, Cole
Staff: Vandenbosch, Galetta

Chairman Nado called the meeting to order at 7:05 p.m. He sat Somers for Vaughn. Sarasin read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-03 – 3 Water Street; Bank Square Realty Ltd, owner; Amy Rubin, applicant; Signage. PIN #261918308790 – Continued

Amy Rubin presented to the Commission regarding signage at 3 Water Street, owned by Bank Square Realty, Ltd, which will be the location of her barbershop. The name of the shop is Salty Dog Barber and Shave. A sign currently exists on the property. The sign frame will remain the same but the wooden hanging sign will be replaced. A new graphic will be used for the hanging sign however the graphic is unspecified at this time. Without the proposed sign graphic to review, the Commission did not feel it had enough information to grant a COA. The Commission suggested a continuation to the applicant to which she was agreeable.

The public hearing closed at 7:14 p.m.

HDC 12-04 – 8 Elm Street; Camille Johnson, owner/applicant; Remove deck and replace windows. PIN #261918208567

Camille Johnson, who is the owner of 8 Elm Street, presented to the Commission to propose removing a small porch on the third floor of her home. Additionally, she would like to remove an existing door and replace it with a Marvin window. The house was built in 1879 but the applicant does not believe that the porch is original to the house. The windows are original and therefore, approximately 133 years old. Representatives from the Marvin Windows have indicated to the applicant that a ganged window is the best solution for replacing the door. The porch, which can only be seen from Library Street, is currently rotting as well as leaking during inclement weather. The Commission felt that removing a deck from a Victorian style home would be an appropriate modification. The open deck on the second floor will remain. The Commission felt that the visual impact is very slight. Ganged windows, although not typical to this style of historic home, are of less concern to the Commission than if they were proposed for the front of the house. Additionally removing a third floor porch is moving in the right direction to make the home more appropriate to the era in which it was built.

The following exhibits were presented:

- Photograph
- Project narrative

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:23 p.m.

Chairman Nado closed the public hearing portion of the meeting at 7:24 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-03 – 3 Water Street

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Sarasin, seconded by Somers, so voted unanimously.

HDC 12-04 – 8 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness # 1832.

III. PRE-APPLICATION HEARINGS

Greg Fedus, of Fedus Engineering, appeared before the Commission on behalf of 85th Day Restaurant Group, owners of The Oyster Club, which is located at 13 Water Street. He is before the Commission to propose an outdoor seating area on the ledge at the rear of the property. The decking will be built to fit the contours of the landscaping and stepped as necessary to minimize deck height. A fence is proposed along the outside perimeter to close the area off to patrons because of safety concerns. Fencing options are not ready for presentation at this time. From the level of the street only the fence will be visible. The intended height of the fence is approximately 42” The Commission felt that the impact of the seating area will be less than that of the fence. It will be very important to make the fence look like it belongs and that it goes with the building.

Steven Young, owner of 52 Pearl Street, appeared before the Commission to propose a rear addition on his personal residence. The addition will have very little visibility from the public way. There is more visibility from the river but it is a rare and far distance. The width of the footprint will remain the same but the depth will increase. The hip roof will be retained. Currently the house is stucco sided however the home owner has discovered some vertical board and batten under a window area. Materials for the addition are to be determined. The windows of the original house are 6 over 6. The applicant would prefer to use 6 over 1 windows in the addition to compliment but not copy the original structure. The applicant will need to determine which direction to go in with the materials and the renovations to the house prior to public hearing.

Russell Sargent appeared before the Commission regarding a home at 393 Noank Road owned by Jennifer Zingus. The existing clapboard siding is leaking and the homeowner has lost A good deal of the walls and ceiling area. They would like to replace the siding and insulate the house. They are proposing to use HardiePlank or cement board siding. The primary objective is to have a permit issued to replace various sections at a time. The rear of the building is already resided with HardiePlank. The Commission questioned whether or not the trim will be removed. The applicant assumes the trim will be left intact however he will return to the Commission with trim details if the owner plans to replace any trim.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF February 21, 2012

MOTION: To approve the minutes of February 21, 2012

Motion made by Sarasin, seconded by Somers, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 8:26 p.m. made by Sarasin, seconded by Somers, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II